

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Bellflower

State: CA

PJ's Total HOME Allocation Received: \$7,328,578

PJ's Size Grouping*: C

PJ Since (FY): 1995

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:				PJs in State: 92			
% of Funds Committed	90.34 %	90.22 %	43	90.66 %	48	50	
% of Funds Disbursed	82.75 %	80.19 %	34	81.06 %	47	47	
Leveraging Ratio for Rental Activities	9.71	5.73	1	4.62	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	79.15 %	72.76 %	41	81.27 %	21	23	
% of Completed CHDO Disbursements to All CHDO Reservations***	21.28 %	60.11 %	80	68.23 %	5	4	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	31.18 %	78.04 %	83	79.86 %	3	2	
% of 0-30% AMI Renters to All Renters***	1.61 %	41.03 %	83	44.82 %	0	0	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	92.47 %	92.04 %	61	94.65 %	23	22	
Overall Ranking:			In State:	77 / 92	Nationally:	13 9	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$10,559	\$32,339		\$25,419	186 Units	74.40 %	
Homebuyer Unit	\$20,739	\$19,480		\$14,530	24 Units	9.60 %	
Homeowner-Rehab Unit	\$8,534	\$26,371		\$20,251	40 Units	16.00 %	
TBRA Unit	\$0	\$2,782		\$3,156	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Bellflower CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

PJ:
State:*
National:**

Rental	Homebuyer	Homeowner
\$112,833	\$141,265	\$9,409
\$125,042	\$108,908	\$27,200
\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 0.3 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.04

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	40.5	31.8	60.0	0.0
Black/African American:	20.2	18.2	17.5	0.0
Asian:	6.9	0.0	0.0	0.0
American Indian/Alaska Native:	0.6	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.6	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	8.1	4.5	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	23.1	45.5	22.5	0.0
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HOUSEHOLD SIZE:

1 Person:	91.9	0.0	32.5	0.0
2 Persons:	5.8	27.3	40.0	0.0
3 Persons:	1.2	9.1	17.5	0.0
4 Persons:	0.0	31.8	2.5	0.0
5 Persons:	0.0	27.3	5.0	0.0
6 Persons:	0.0	4.5	2.5	0.0
7 Persons:	0.0	0.0	0.0	0.0
8 or more Persons:	1.2	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	1.7	4.5	17.5	0.0
Elderly:	98.3	0.0	65.0	0.0
Related/Single Parent:	0.0	13.6	0.0	0.0
Related/Two Parent:	0.0	77.3	10.0	0.0
Other:	0.0	4.5	7.5	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	9.2	0.0 [#]
HOME TBRA:	1.2	
Other:	1.7	
No Assistance:	87.9	

of Section 504 Compliant Units / Completed Units Since 2001 189

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Bellflower

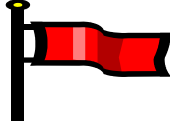
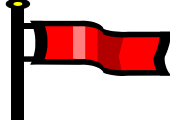
State: CA

Group Rank: 13
(Percentile)

State Rank: 77 / 92 PJs

Overall Rank: 9
(Percentile)

Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	79.15	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	21.28	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	31.18	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	92.47	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	2.14	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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